

FEB 28 2013

SENATE RESOLUTION

REQUESTING THE HAWAII PUBLIC HOUSING AUTHORITY AND THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO CREATE A REDEVELOPMENT MASTER PLAN AND MORE HOUSING UNITS FOR KUKUI GARDENS AND MAYOR WRIGHT HOMES.

1 WHEREAS, Kukui Gardens and Mayor Wright Homes are low-rise
2 affordable housing complexes located in the Palama area of the
3 City and County of Honolulu; and
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5 WHEREAS, Kukui Gardens is a forty-year-old low income
6 housing complex comprised of three hundred eighty-nine units;
7 and
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9 WHEREAS, Mayor Wright Homes is comprised of three hundred
10 sixty-three units that have continuously suffered from
11 maintenance problems; and
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13 WHEREAS, Hawaii is in need of more affordable housing units
14 for low- and moderate-income households; and
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16 WHEREAS, homelessness and a shortage of affordable housing
17 continue to be two of the State's most persistent and
18 challenging social problems; and
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20 WHEREAS, the Hawaii Public Housing Authority reports that
21 as of January 4, 2013, there were 11,603 families on the waiting
22 list for federal public housing and 8,173 families on the
23 waiting list for state public housing; and
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25 WHEREAS, Kukui Gardens and Mayor Wright Homes are located
26 in an area zoned by the City and County of Honolulu as an A-2
27 medium-density apartment district with regulated building
28 heights of one hundred fifty feet; and
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30 WHEREAS, a rail transit stop is planned near this area on
31 Dillingham Boulevard; and
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1 WHEREAS, lower income families are among those most likely
2 to use public mass transit; and

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4 WHEREAS, the Kukui Gardens and Mayor Wright Homes
5 properties are not being utilized to their highest and best use;
6 and

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8 WHEREAS, the State owns all of Kukui Gardens, all of Mayor
9 Wright Homes, and a strip of land located on Liliha Street
10 between the two complexes; and

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12 WHEREAS, the State would benefit from a master plan for
13 housing in this highly urbanized area; now, therefore,

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15 BE IT RESOLVED by the Senate of the Twenty-Seventh
16 Legislature of the State of Hawaii, Regular Session of 2013,
17 that the Hawaii Public Housing Authority and the Hawaii Housing
18 Finance and Development Corporation are requested to create a
19 master plan to redevelop and create more affordable housing
20 units for Kukui Gardens and Mayor Wright Homes, while also
21 utilizing the state-owned strip of land located on Liliha
22 Street, to include mixed use commercial and residential market
23 rate housing as well as low- to moderate-income housing; and

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25 BE IT FURTHER RESOLVED that the Hawaii Public Housing
26 Authority, in consultation with the Hawaii Housing Finance and
27 Development Corporation, is requested to submit a report,
28 including findings and recommendations, on the master plan to
29 redevelop and create more affordable housing units for Kukui
30 Gardens and Mayor Wright Homes to the Legislature no later than
31 twenty days prior to the convening of the Regular Session of
32 2014; and

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34 BE IT FURTHER RESOLVED that certified copies of this
35 Resolution be transmitted to the Executive Director of the
36 Hawaii Public Housing Authority and the Executive



1 Director of the Hawaii Housing Finance and Development
2 Corporation.
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OFFERED BY:

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